

AMENDMENT TO SUPPLEMENTARY TESTIMONY IN OPPOSITION TO PORTLAND  
WATER BUREAU APPLICATION FOR CONDITIONAL USE PERMIT TO BUILD  
FILTRATION FACILITY

Case File: T3-2022-16220

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I would like to amend my SUPPLEMENTARY TESTIMONY IN OPPOSITION previously submitted August 1, 2023 (Exhibit I.8) to strike all references to 39.7515(I). I did not understand at the time of submitting that testimony that subsection (I) is not a requirement for Community Service uses, which are instead governed by 39.7520 (A)(6), which exempts Community Service from subsection (I) of 39.7515.

My testimony relevant to 39.7515(C) on page 2 of Exhibit I.8 remains unchanged.

I do not, however, wish to withdraw any testimony previously provided. Instead, that testimony is instead offered to show that PWB failed to comply with a different listed criterion for approval of this application, specifically:

Focus: Compliance with 39.7515(G): *In approving a Community Service use, the approval authority shall find that the proposal meets the following approval criteria... (G) Will satisfy the applicable policies of the Comprehensive Plan.*

Although PWB may not have to show that its proposed facility will primarily serve needs of the rural area in which it will be located, the Multnomah County Comprehensive Plan (MCCP) is replete with policies, strategies, visions and goals that indicate that the needs of and relationship to the rural community need to be considered when applying to locate a utility in a rural area. PWB cannot ignore that the rural residents so vigorously opposing the proposed facility feel that this is a project primarily to benefit urban, not rural development and that it doesn't fit out here and degrades the farm and forest lands upon which it sits, those it abuts and those further out who will feel its affects. The importance to Multnomah County of the rural character of this area cannot be understated, as demonstrated by the following excerpts from the MCCP.

### MCCP 1-3

*Multnomah County has also embraced land use planning as a necessary means to preserve its rural lands predominantly for agricultural and forestry uses, to protect natural resources from environmental degradation, and to foster a high quality of life for rural residents....*

*We value the preservation and protection of:*

- *Wildlife and its habitat*
- *Streams and other natural resources*
- *Scenic views*
- *The Columbia River Gorge*
- *Forest lands, and*
- *Farm and nursery production*

### MCCP 1-4

*We value rural communities and rural character and support an economically viable rural lifestyle....*

*We value the ability to travel by a variety of modes and a transportation system that provides choices for rural residents, while minimizing adverse impacts on residents and natural resources....*

*We value history and a sense of place.*

### MCCP 1-13

*Metro is responsible for maintaining an urban growth boundary (UGB) – a land use planning line to control urban expansion onto rural areas such as farms and forest lands....*

*Future urban development is directed away from Rural Reserves because such lands are characterized by high-value farm and forest land or have important natural features....*

MCCP 1-17: map showing proposed facility site within a designated Rural Reserve.

### MCCP 1-26

*As part of the previous rural area planning effort for the West of Sandy area, the community developed and adopted the following vision statement and reaffirms its validity as part of this County Comprehensive Plan....*

### *West of Sandy River Vision*

*As residents and landowners in the area between the cities of Gresham and Troutdale and the Sandy River, our vision is that we will continue to enjoy our rural lifestyle. We value all of the features that make this a rural place, including the quiet open spaces, vistas of productive farm and forest lands and of Mt. Hood, country roads, healthy air, soils and streams, and a night sky where we can clearly see the stars.*

*We envision that the Orient and Pleasant Home rural centers will continue to prosper within defined areas in order to provide for the needs of residents and visitors. We want our roads to continue to serve as the transportation network for the area, while remaining usable for people enjoying the country and accessing the Sandy River, with opportunities for exercise by walking, running, bicycling and horseback riding.*

*In order to maintain this vision, we recognize that the planned density of residential development must not increase, that the agricultural economy of the area must remain strong, and that development of new non-agricultural businesses should serve the needs of the area. The plan is intended to help us in our stewardship of the environment, our lifestyle, and our community over the next 20 years.*

### *MCCP 2-7*

*The importance of protecting the rural character of the rural portions of Multnomah County has been a recurring theme in previous rural area planning efforts and during the County's most recent Comprehensive Plan update. This generally translates into policies to maintain relatively low densities of development, support and maintain farm and forest uses and operations, build compact "non-urban" roads and other public facilities, and protect natural and scenic resources....*

### *MCCP 2-9*

*UGB is intended to include enough land to accommodate a 20-year supply and all urban development is required to occur within the boundary....*

*Rural reserves provide long-term protection of farm and forest land as well as important natural landscape features that enhance the unique sense of place of the region.*

### *MCCP 2-10*

*Areas shown as rural reserve on the County plan and zone map shall be designated and maintained as rural reserves to protect agricultural land, forest land, and important landscape features.*

#### **MCCP 2-12**

*Protect farmland and forest land from encroachment by residential and other non-farm or non-forest uses that locate in the RR zone. (Rural Residential)*

#### **MCCP 2-13**

*New non-agricultural businesses should be limited in scale and type to serve the needs of the local rural area....*

*Areas designated for rural centers contain limited commercial, community service, industrial, and residential uses. Public sewer service is not available in these areas and other support services are usually limited. The intensities and types of uses located within these centers must be appropriate to the character of the rural area. The size of commercial and industrial uses in rural centers is limited by state law and local zoning standards in order to be compatible with the rural character....*

#### **MCCP 2-18**

*Community identity is a feeling people have about their community. An identifiable community allows a person to immediately have a place of Reference. For those people who live in a community, it provides a sense of place and belonging. A sense of identity tends to generate pride and encourage people to maintain and enhance their place of residence. Residents of rural Multnomah County highly value the rural character of the Area and strongly desire to maintain it.*



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## Amended Supplementary Testimony in Opposition Case File T3-2022-16220 PWB Filtration Plant

1 message

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Holly Martin <martinlegal@cs.com>

Wed, Sep 6, 2023 at 4:02 AM

To: "LUP-comments@multco.us" <LUP-comments@multco.us>



**External Sender** - Be Suspicious of Attachments, Links, and Requests for Payment or Login Information.

My AMENDED SUPPLEMENTARY TESTIMONY IN OPPOSITION TO PORTLAND WATER BUREAU APPLICATION FOR CONDITIONAL USE PERMIT TO BUILD FILTRATION FACILITY, previously submitted August 1, 2023 and now Exhibit I.8, is attached. I request that it be considered and made part of the record.

Thank you.

Holly Martin



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